

ORDINANCE NO. **33-04**

TO AMEND CERTAIN PORTIONS OF THE
UNIFIED ZONING ORDINANCE OF TIPPECANOE COUNTY, INDIANA,
DESIGNATING THE TIME WHEN THE SAME SHALL TAKE EFFECT.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE,
INDIANA THAT ORDINANCE NO. _____ IS HEREBY AMENDED AS FOLLOWS:

Section 1: Ordinance No. _____ of the City of West Lafayette, Indiana, is hereby amended to
rezone the following described real estate, to-wit:

All of Lots 17, 18, 19, 20, 21, 22, 23, 26, 27 and part of Lot 28, and all of the vacated alley running north-to-south between Lots 19 and 26, and between Lots 22 and 23, and part of the public alley running east-to-west through the block containing the said Lots, all in the Plat of Kingston, now City of West Lafayette, Indiana, as recorded in Deed Book 35, Page 251 and Plat Book "C", Page 140, in the Office of the Recorder for Tippecanoe County, Indiana, and as platted upon part of the East Half of the Northeast Quarter of Section 19, Township 23 North, Range 4 West, being more particularly described as follows:

Beginning at the southwestern corner of the said Lot 20; thence North 0° 00' 00" West (assumed bearing) along the eastern right-of-way line of Chauncey Avenue for 272.49 feet to the northwestern corner of the said Lot 17; thence South 89° 42' 55" East along the southern right-of-way line of Columbia Street for 304.77 feet to the western right-of-way line of Salisbury Street; thence South 1° 41' 57" East along the said western right-of-way line for 130.22 feet to the northern line of the said east-to-west public alley; thence North 89° 44' 02" West along the said northern line of the alley for 61.07 feet; thence South 0° 13' 38" East along the eastern line of the said Lot 23, and the northwardly extension thereof, for 142.17 feet to the southeastern corner of the said Lot 23; thence North 89° 45' 07" West along the northern right-of-way line of South Street for 248.12 feet to the point of beginning, containing 1.726 acres, more or less.

Section 2: Said real estate is hereby rezoned as follows:

FROM: "R3W" District
TO: "PDMX" District

Section 3: This ordinance shall be in full force and effect from and after its passage and signing by the Mayor.

INTRODUCED AND FILED ON THE ____ DAY OF _____, 2004.

DULY ORDAINED PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE, INDIANA ON THE ____ DAY OF _____, 2004, HAVING BEEN PASSED BY A VOTE OF _____ IN FAVOR AND _____ OPPOSED.

Presiding Officer

Attest:

Judith C. Rhodes, Clerk-Treasurer

PRESENTED BY ME TO THE MAYOR OF THE CITY OF WEST LAFAYETTE, INDIANA ON THE ____ DAY OF _____, 2004, AT THE HOUR OF _____.

Judith C. Rhodes, Clerk-Treasurer

THIS ORDINANCE APPROVED AND SIGNED BY ME ON THE ____ DAY OF _____, 2004 AT THE HOUR OF _____.

Jan Mills, Mayor

Attest:

Judith C. Rhodes, Clerk-Treasurer

20 NORTH 3RD STREET
LAFAYETTE, INDIANA 47901-1209

(765)423-9242
(765)423-9154 [FAX]

SALLIE DELL FAHEY
EXECUTIVE DIRECTOR

July 22, 2004
Ref. No.: 04-389

West Lafayette City Council
609 W. Navajo Street
West Lafayette, IN 47906

CERTIFICATION

RE: Z-2192-WILLIAM FLEISCHAUER (Chauncey Square PD) (R3W TO PDMX):
Petitioner is requesting rezoning of 1.726 acres for a 5-story mixed use development with 127, 1,2,3 & 4 bedroom apartments (281 bedrooms), leasing office, 12,003 sq. ft. retail space with 13 surface spaces and a 470 space parking garage to serve the project. Located on the block northeast of South St. and North Chauncey on the current site of First United Methodist Church, in West Lafayette, Wabash 19 (NE) 23-4.

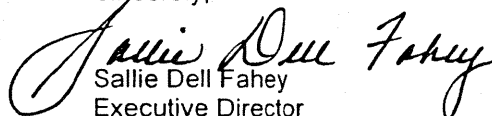
Dear Council Members:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on July 21, 2004, the Area Plan Commission of Tippecanoe County voted 13 yes - 0 no on the motion to rezone the subject real estate from R3W to PDMX. Therefore, the Area Plan Commission of Tippecanoe County recommends to the West Lafayette City Council that the proposed rezoning ordinance be approved for the property described in the attachment contingent on the following conditions:

1. All sheets (other than preliminary plat) that make up the approved Preliminary Plan;
2. PD construction plans per UZO Appendix B2-2;
3. A final plat per UZO Appendix B-3-2 as applicable;
4. Appropriate performance bonds submitted with final detailed plans
5. Plant schedule approved by the West Lafayette Greenspace Administrator
6. The alley must be vacated before final detailed plan approval.

Public Notice has been given that this petition will be heard before the West Lafayette City Council at its August 2, 2004 regular meeting.

Sincerely,


Sallie Dell Fahey
Executive Director

SDF/bb

Enclosures: Staff Report & Ordinances

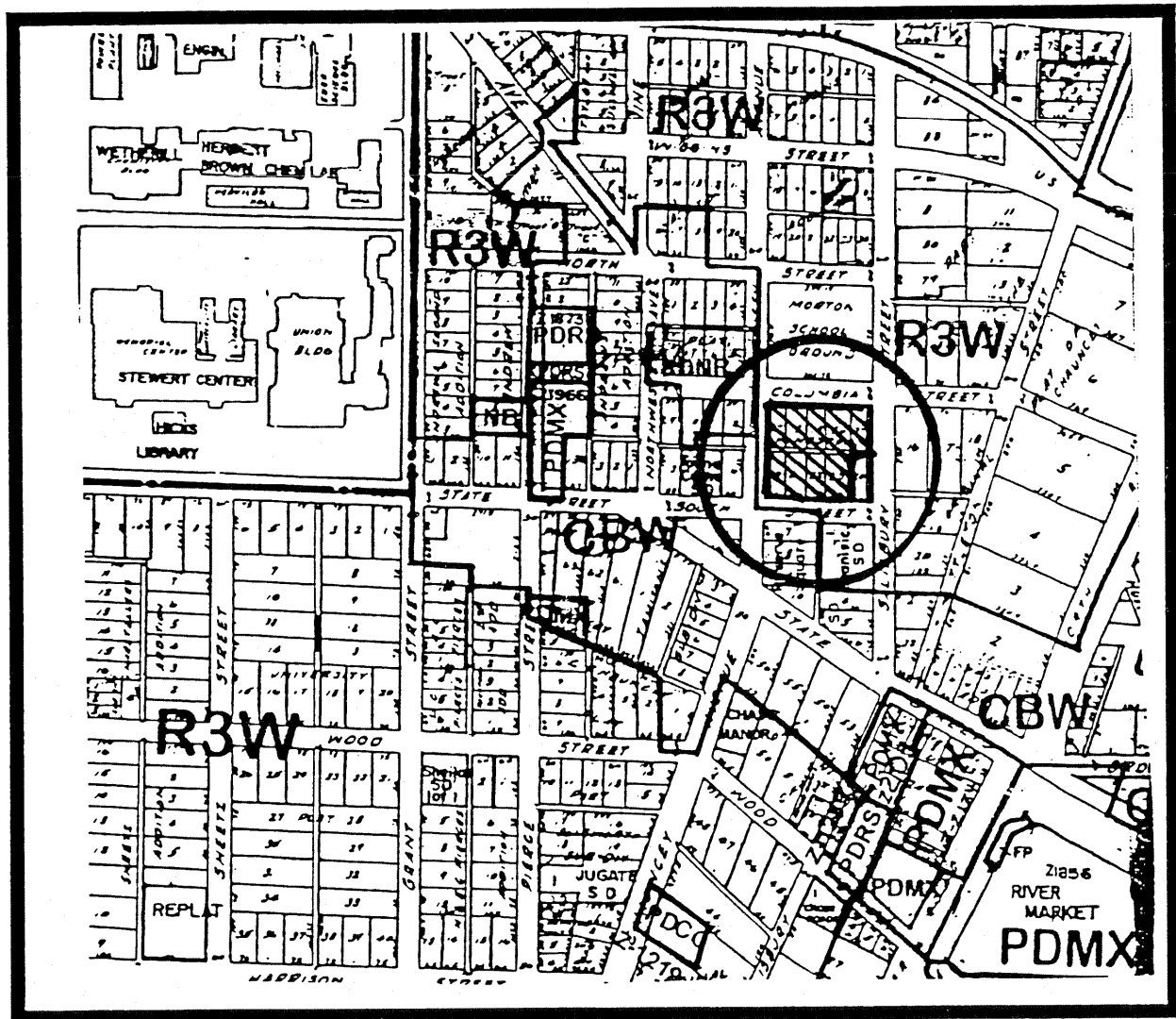
cc: William M. Fleischauer
B&L, LLC
First United Methodist Church
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Zoning Enforcement Officer

Planning for Lafayette, West Lafayette, Dayton, Battle Ground, Clarks Hill and Tippecanoe County

Z-2192
WILLIAM FLEISCHHAUER
CHAUNCEY SQUARE PLANNED DEVELOPMENT
R3W TO PDMX

STAFF REPORT
15 July 2004

Z-2192
William M. Fleischhauer
(R3W to PDMX)



Scale 1" = 500'

Z-2192

**WILLIAM FLEISCHHAUER
CHAUNCEY SQUARE PLANNED DEVELOPMENT
R3W to PDMX**

**Staff Report
15 July 2004**

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, William Fleischhauer, is requesting PDMX zoning of 1.726 acres for a 5-story mixed-use development with 127, 1-, 2-, 3- & 4-bedroom apartments (281 bedrooms), 12,003 sq. ft. retail and leasing office space with 13 surface parking spaces and a 470 space, freestanding parking garage (six levels), to serve the project. The site is located on the block northeast of South St. and North Chauncey on the current site of First United Methodist Church, in West Lafayette, Wabash 19(NE) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

The property in this case is zoned R3W as is a large portion of the area north and east. Land to the west and south is zoned CBW along with most of the Village. During the past 5 years, virtually all rezoning requests in the surrounding area have been planned developments; Capp & Gino's PDNR (Z-2160), State Streets Towers PDMX (Z-2134), Villa on Pierce Street PDMX (Z-2122), West Lafayette Library PDNR (Z-2109), Salisbury Place PDMX (Z-2105), Balaji Modur PDRS (Z-2018), Albertson's/Osco PDNR (Z-2013), State Street Commons PDMX (Z-1998), Michael Linn PDMX (Z-1988), Andrew Place PDRS (Z-1873) and River Market PDMX (Z-1856).

AREA LAND USE PATTERNS:

The block in question is currently the home of First United Methodist Church, parking for the church and Town Centre, Fleischhauer Rental Office and a two-story apartment building. The apartment building, which is in separate ownership, would be the only use to remain. North of this site is the new West Lafayette Public Library and Morton Community Center. West, across Chauncey, are Town Centre and a parking garage under construction for the Library. To the south is a mix of commercial uses and apartments. East of this site along Salisbury is a solidly student apartment block.

TRAFFIC AND TRANSPORTATION:

The block that makes up this site presently has an east-west mid-block alley. The final design would be an "L" shaped one-way alley entering off Salisbury immediately south of the new garage and turning north along the west side of the garage providing an unloading zone and first floor, off-street, access to the rear of both residential and commercial spaces facing South and Chauncey Streets. This development would be one of only a handful in the Village with off-street unloading. A second on-street unloading zone is shown on the east side of Chauncey in the southern half of the block.

Parking for the project would be provided primarily in the freestanding parking garage with a single two-way access point on Columbia across from Morton Community Center. The garage is expected to contain around 470 spaces. 13 ground level handicapped accessible parking spaces are shown behind the residential units that face South Street. Altogether, a total of 483 on-site parking spaces would be allocated as follows: 281 reserved for apartment residents (1 per bedroom), 49 to replace existing spaces dedicated to Town Centre and 120 for commercial use using the most demanding standard of 1 space /100 sq. ft. for eating & drinking establishments. Petitioner could expect to have between 30 and 50 extra spaces for future growth and visitor parking depending on the number of restaurant tenants and final parking garage count. In addition, 10 on-street spaces not counted toward this project are shown on South St.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City sewer, private water and utilities are all available to the site. Petitioner will work in conjunction with the City involving plans to construct a new sanitary sewer in Salisbury to replace the existing line that runs to the main in State Street. Installation of a storm water retention system is proposed in the private drive between the parking garage and commercial building.

On-site trash removal would be handled through a private company and a trash compactor shown in the alley between the building and parking garage.

Signage for the project would use the standards in the CBW zone to be consistent with surrounding land uses held to the same rules. Exceptions to the standard used in most West Lafayette planned developments include awning signs (limit of 10 sq. ft.), sandwich boards (limit 10 sq. ft. per side), wall mounted cases (limit 6 sq. ft.), window signs (currently unregulated by the zoning ordinance) and blade signs (limit 8 sq. ft.).

STAFF COMMENTS:

Chauncey Square, as this project would be known, accomplishes three goals. First, it appropriately adds retail/commercial space that will contribute to the economic base and viability of the Village. Second, it creates student housing where it is best located – near campus where it does not add to existing commuter traffic or living conflicts between active students and families who choose to live in the older near campus neighborhoods. And last, it allows the congregation of First United Methodist, in the process of constructing a new church on SR 26 west of campus, to move on with their plans.

Both pedestrian and vehicular traffic would be accommodated by the building position near the street, off-street unloading zone and conveniently located parking garage around the corner. The project is a compliment to other mixed-use projects developed in the surrounding area. Architecturally the building design will mimic traditional Village building detailing of brick and limestone elements. The garage will echo those same elements with a design meant to blend with the commercial/apartment building while providing an attractive streetscape with pedestrian scale. The modified CBW sign standard fits the current owners needs, is consistent with the standards negotiated in

other West Lafayette planned developments and is compatible with signage on adjacent properties.

Petitioner, who is no stranger to mixed-use planned developments, includes a short list of permitted land uses in a narrative for the project that limits tenants to those that will fit into the existing mix of uses in the area. The narrative also allows for a specific expansion in the future should the apartment building on the southeast corner of the block become available. Petitioner foresees a separate rezone request as a planned development for the 2nd site however, includes a provision in the current request that would allow the Administrative Officer to permit modification of one or two units to give the new PD access to the parking garage through the first PD.

The proposal in this case is the first of many seen by staff that actually fits the site. Property in the Village is highly urban and equally as valuable. Previous project ideas included higher densities and mixed-uses like the ones in this request but none provided off-site parking that met or exceeded what was required. The expression "a two-pound idea in a one-pound bag" was mentioned at one such meeting. It is encouraging to review a proposal that can both meet the developer's bottom line and further the community's vision for appropriate land use and density in the Village.

STAFF RECOMMENDATION:

Approval, contingent on meeting all requirements of UZO 2-27-10 for submission of Final Detailed Plans, signed off by those noted in that section to include:

1. All sheets (other than preliminary plat) that make up the approved Preliminary Plan;
2. PD construction plans per UZO Appendix B2-2;
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20 NORTH 3RD STREET
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EXECUTIVE DIRECTOR

July 22, 2004
Ref. No.: 04-389

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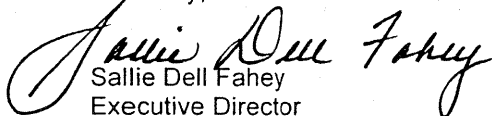
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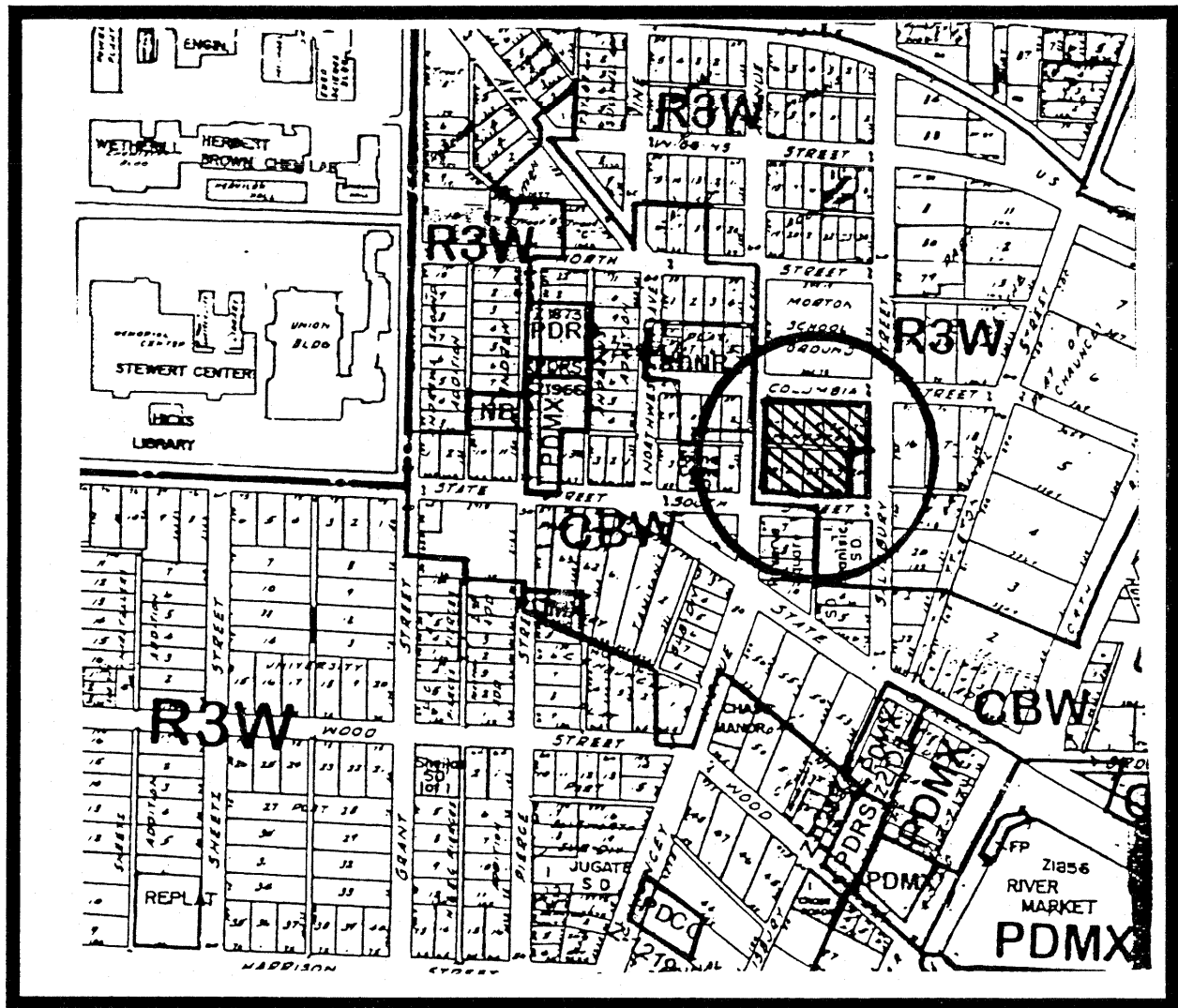
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Z-2192
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CHAUNCEY SQUARE PLANNED DEVELOPMENT
R3W TO PDMX

STAFF REPORT
15 July 2004

Z-2192
William M. Fleischhauer
(R3W to PDMX)



Scale 1" = 500'

Z-2192

WILLIAM FLEISCHHAUER

CHAUNCEY SQUARE PLANNED DEVELOPMENT

R3W to PDMX

Staff Report
15 July 2004

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Presiding Officer

Attest:

Judith C. Rhodes, Clerk-Treasurer

PRESENTED BY ME TO THE MAYOR OF THE CITY OF WEST LAFAYETTE, INDIANA ON THE ____ DAY OF _____, 2004, AT THE HOUR OF _____.

Judith C. Rhodes, Clerk-Treasurer

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Jan Mills, Mayor

Attest:

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20 NORTH 3RD STREET
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SALLIE DELL FAHEY
EXECUTIVE DIRECTOR

July 22, 2004
Ref. No.: 04-389

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SDF/bb

Enclosures: Staff Report & Ordinances

cc: William M. Fleischauer
B&L, LLC
First United Methodist Church
Paul Coutts
Zoning Enforcement Officer

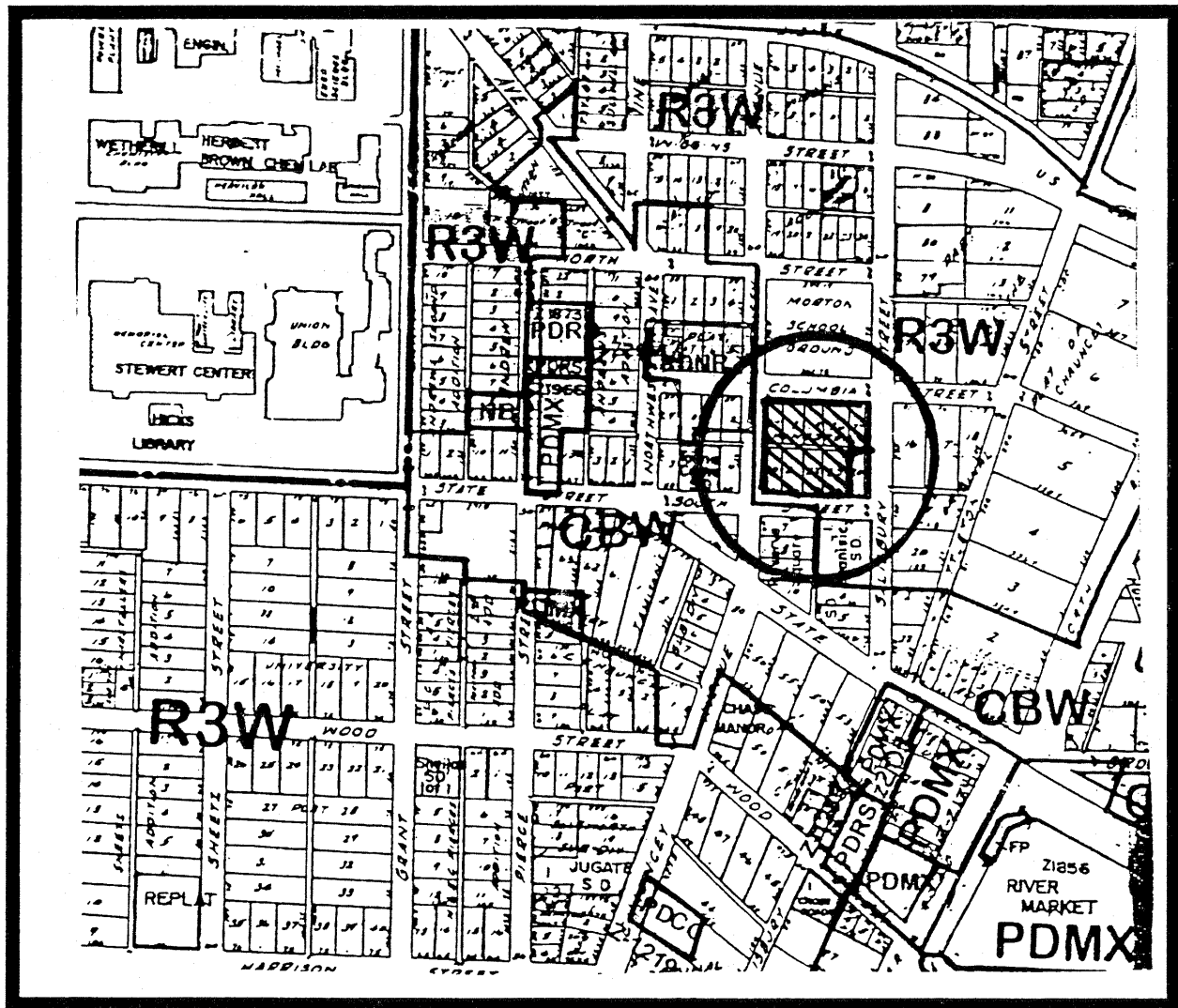
Planning for Lafayette, West Lafayette, Dayton, Battle Ground, Clarks Hill and Tippecanoe County

Z-2192
WILLIAM FLEISCHHAUER
CHAUNCEY SQUARE PLANNED DEVELOPMENT
R3W TO PDMX

STAFF REPORT
15 July 2004

Z-2192
William M. Fleischhauer

(R3W to PDMX)



Scale 1" = 500'

Z-2192
WILLIAM FLEISCHHAUER
CHAUNCEY SQUARE PLANNED DEVELOPMENT
R3W to PDMX

Staff Report
15 July 2004

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, William Fleischhauer, is requesting PDMX zoning of 1.726 acres for a 5-story mixed-use development with 127, 1-, 2-, 3- & 4-bedroom apartments (281 bedrooms), 12,003 sq. ft. retail and leasing office space with 13 surface parking spaces and a 470 space, freestanding parking garage (six levels), to serve the project. The site is located on the block northeast of South St. and North Chauncey on the current site of First United Methodist Church, in West Lafayette, Wabash 19(NE) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

The property in this case is zoned R3W as is a large portion of the area north and east. Land to the west and south is zoned CBW along with most of the Village. During the past 5 years, virtually all rezoning requests in the surrounding area have been planned developments; Capp & Gino's PDNR (Z-2160), State Streets Towers PDMX (Z-2134), Villa on Pierce Street PDMX (Z-2122), West Lafayette Library PDNR (Z-2109), Salisbury Place PDMX (Z-2105), Balaji Modur PDRS (Z-2018), Albertson's/Osco PDNR (Z-2013), State Street Commons PDMX (Z-1998), Michael Linn PDMX (Z-1988), Andrew Place PDRS (Z-1873) and River Market PDMX (Z-1856).

AREA LAND USE PATTERNS:

The block in question is currently the home of First United Methodist Church, parking for the church and Town Centre, Fleischhauer Rental Office and a two-story apartment building. The apartment building, which is in separate ownership, would be the only use to remain. North of this site is the new West Lafayette Public Library and Morton Community Center. West, across Chauncey, are Town Centre and a parking garage under construction for the Library. To the south is a mix of commercial uses and apartments. East of this site along Salisbury is a solidly student apartment block.

TRAFFIC AND TRANSPORTATION:

The block that makes up this site presently has an east-west mid-block alley. The final design would be an "L" shaped one-way alley entering off Salisbury immediately south of the new garage and turning north along the west side of the garage providing an unloading zone and first floor, off-street, access to the rear of both residential and commercial spaces facing South and Chauncey Streets. This development would be one of only a handful in the Village with off-street unloading. A second on-street unloading zone is shown on the east side of Chauncey in the southern half of the block.

Parking for the project would be provided primarily in the freestanding parking garage with a single two-way access point on Columbia across from Morton Community Center. The garage is expected to contain around 470 spaces. 13 ground level handicapped accessible parking spaces are shown behind the residential units that face South Street. Altogether, a total of 483 on-site parking spaces would be allocated as follows: 281 reserved for apartment residents (1 per bedroom), 49 to replace existing spaces dedicated to Town Centre and 120 for commercial use using the most demanding standard of 1 space /100 sq. ft. for eating & drinking establishments. Petitioner could expect to have between 30 and 50 extra spaces for future growth and visitor parking depending on the number of restaurant tenants and final parking garage count. In addition, 10 on-street spaces not counted toward this project are shown on South St.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City sewer, private water and utilities are all available to the site. Petitioner will work in conjunction with the City involving plans to construct a new sanitary sewer in Salisbury to replace the existing line that runs to the main in State Street. Installation of a storm water retention system is proposed in the private drive between the parking garage and commercial building.

On-site trash removal would be handled through a private company and a trash compactor shown in the alley between the building and parking garage.

Signage for the project would use the standards in the CBW zone to be consistent with surrounding land uses held to the same rules. Exceptions to the standard used in most West Lafayette planned developments include awning signs (limit of 10 sq. ft.), sandwich boards (limit 10 sq. ft. per side), wall mounted cases (limit 6 sq. ft.), window signs (currently unregulated by the zoning ordinance) and blade signs (limit 8 sq. ft.).

STAFF COMMENTS:

Chauncey Square, as this project would be known, accomplishes three goals. First, it appropriately adds retail/commercial space that will contribute to the economic base and viability of the Village. Second, it creates student housing where it is best located – near campus where it does not add to existing commuter traffic or living conflicts between active students and families who choose to live in the older near campus neighborhoods. And last, it allows the congregation of First United Methodist, in the process of constructing a new church on SR 26 west of campus, to move on with their plans.

Both pedestrian and vehicular traffic would be accommodated by the building position near the street, off-street unloading zone and conveniently located parking garage around the corner. The project is a compliment to other mixed-use projects developed in the surrounding area. Architecturally the building design will mimic traditional Village building detailing of brick and limestone elements. The garage will echo those same elements with a design meant to blend with the commercial/apartment building while providing an attractive streetscape with pedestrian scale. The modified CBW sign standard fits the current owners needs, is consistent with the standards negotiated in

other West Lafayette planned developments and is compatible with signage on adjacent properties.

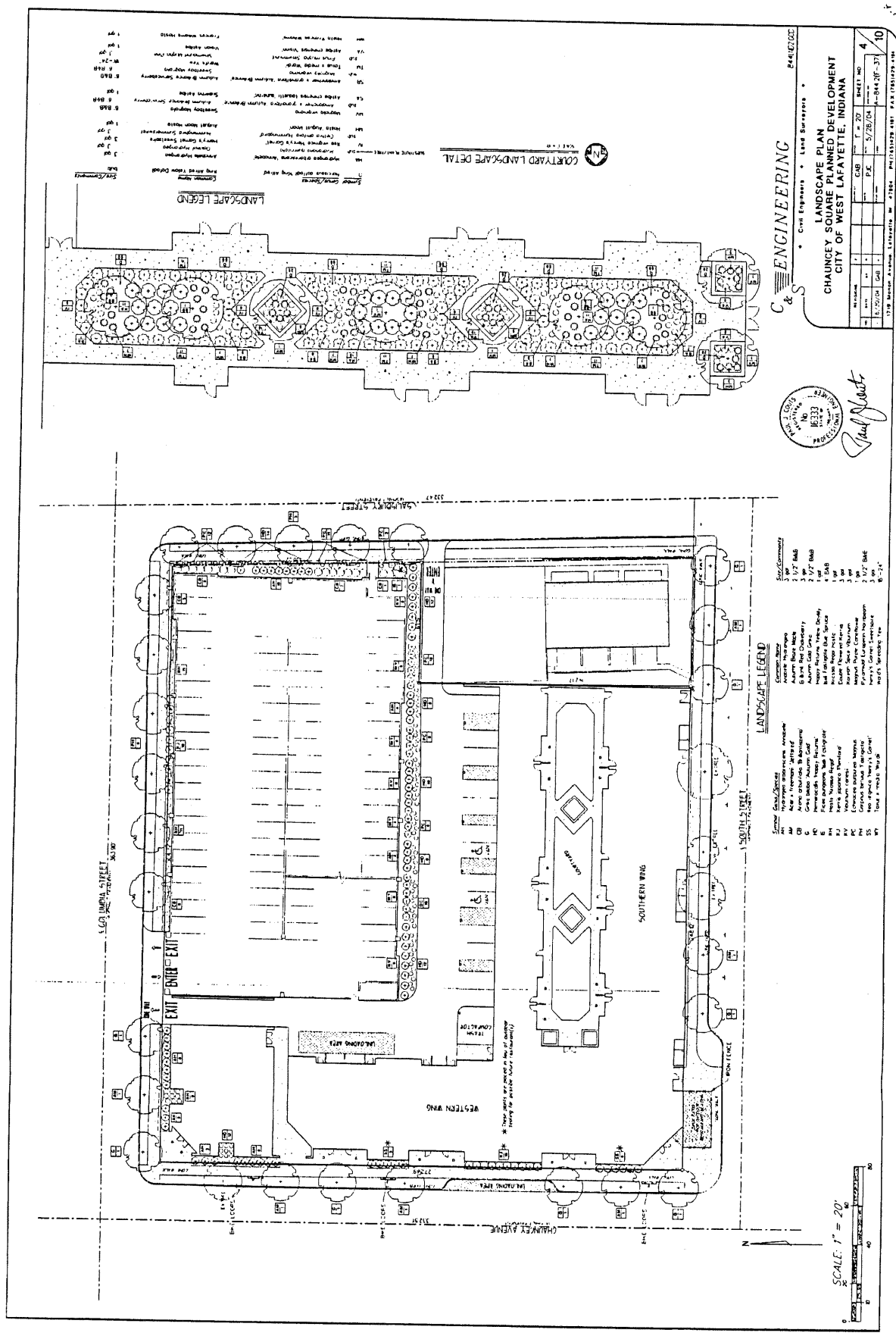
Petitioner, who is no stranger to mixed-use planned developments, includes a short list of permitted land uses in a narrative for the project that limits tenants to those that will fit into the existing mix of uses in the area. The narrative also allows for a specific expansion in the future should the apartment building on the southeast corner of the block become available. Petitioner foresees a separate rezone request as a planned development for the 2nd site however, includes a provision in the current request that would allow the Administrative Officer to permit modification of one or two units to give the new PD access to the parking garage through the first PD.

The proposal in this case is the first of many seen by staff that actually fits the site. Property in the Village is highly urban and equally as valuable. Previous project ideas included higher densities and mixed-uses like the ones in this request but none provided off-site parking that met or exceeded what was required. The expression "a two-pound idea in a one-pound bag" was mentioned at one such meeting. It is encouraging to review a proposal that can both meet the developer's bottom line and further the community's vision for appropriate land use and density in the Village.

STAFF RECOMMENDATION:

Approval, contingent on meeting all requirements of UZO 2-27-10 for submission of Final Detailed Plans, signed off by those noted in that section to include:

1. All sheets (other than preliminary plat) that make up the approved Preliminary Plan;
2. PD construction plans per UZO Appendix B2-2;
3. A final plat per UZO Appendix B-3-2 as applicable;
4. Appropriate performance bonds submitted with final detailed plans
5. Plant schedule approved by the West Lafayette Greenspace Administrator;



C&S ENGINEERING
Civil Engineers • Land Surveyors

LANDSCAPE PLAN FOR CHAUNCEY SOUND PLANNED DEVELOPMENT CITY OF WEST LAFAYETTE, INDIANA

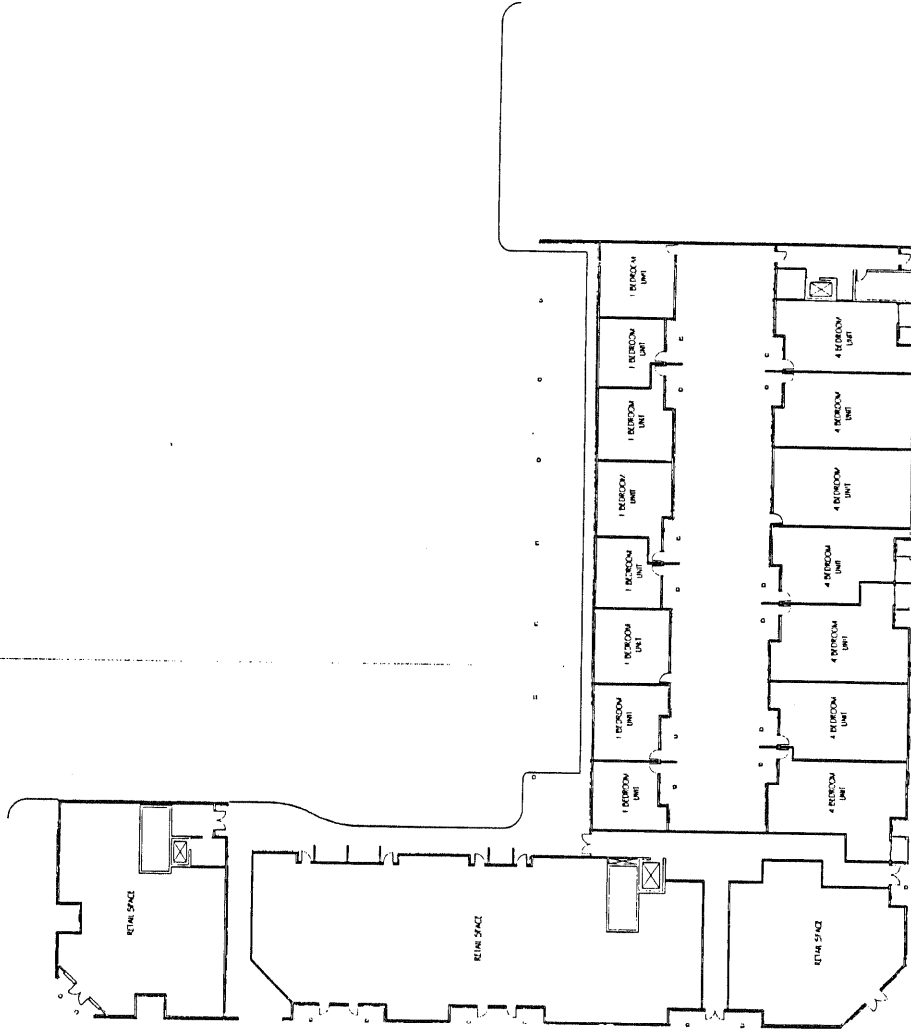
246/02/002

DATE	BY	REVISION
11/10/04	CS	1
11/10/04	CS	2
11/10/04	CS	3
11/10/04	CS	4

1728 Maple Avenue, Lafayette, IN 47904 Phone: 765/482-2100 Fax: 765/482-2101

Paul Hest

SCALE: 1" = 20'



RETAIL SPACE	RETAIL	1 BR	2 BR	3 BR	4 BR
BASEMENT	11,881 sq ft	0	0	0	0
1st FLOOR	11,881 sq ft	0	0	0	0
2nd FLOOR	0	0	0	0	0
3rd FLOOR	0	0	0	0	0
4th FLOOR	0	0	0	0	0
5th FLOOR	0	0	0	0	0
TOTAL	11,881 sq ft	0	0	0	0

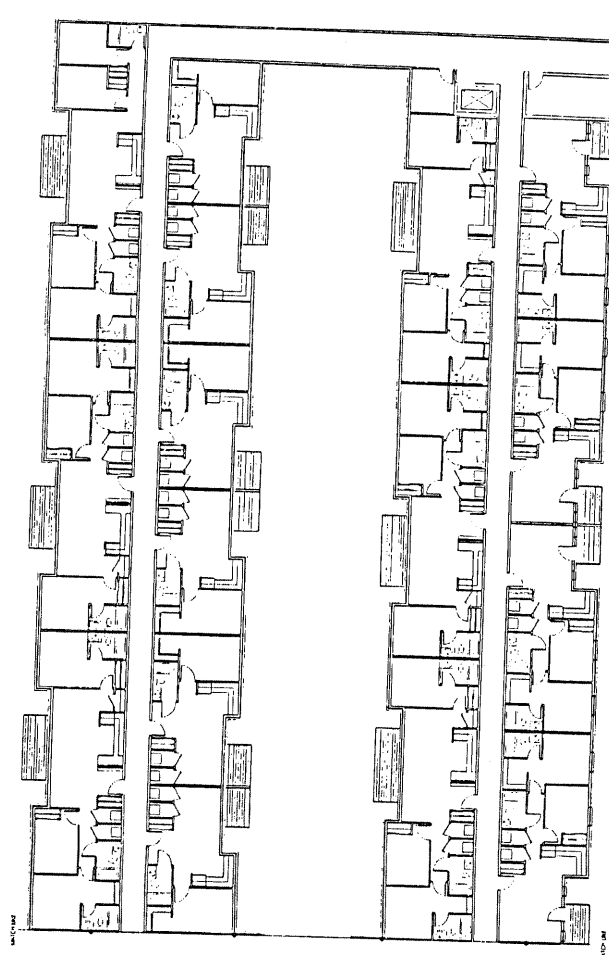
FIRST FLOOR PLAN

FIRST FLOOR PLAN
SCALE: 1"=10'-0"

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CHAUNCEY SQUARE PLANNED DEVELOPMENT
CITY OF WEST LAFAYETTE, INDIANA

REVISION	DATE	BY	CHKD	APP'D	REASON
1	5/27/04	AS	AS	AS	AS
2	5/27/04	AS	AS	AS	AS
3	5/27/04	AS	AS	AS	AS
4	5/27/04	AS	AS	AS	AS
5	5/27/04	AS	AS	AS	AS
6	5/27/04	AS	AS	AS	AS
7	5/27/04	AS	AS	AS	AS
8	5/27/04	AS	AS	AS	AS
9	5/27/04	AS	AS	AS	AS
10	5/27/04	AS	AS	AS	AS



FLOOR PLANS 2, 4 & 5
SCALE 3/32" = 1'-0"

C.E. ENGINEERING
Civil Engineers • Land Surveyors • Planning Inc.

FLOOR PLANS - 2nd, 4th, & 5th FLOORS
CHAUNCEY SQUARE PLANNED DEVELOPMENT
CITY OF WEST LAFAYETTE, INDIANA

NO.	DATE	BY	CHKD.	REV.	DESCRIPTION	SHEET NUMBER
1	12/27/04	WAL	WAL	1	2nd FLOOR PLAN	9
2	12/27/04	WAL	WAL	2	4TH & 5TH FLOOR PLANS	10